

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Westchester County

State: NY

PJ's Total HOME Allocation Received: \$27,280,425

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	28		
% of Funds Committed	93.40 %	94.57 %	14	93.41 %	48	45	
% of Funds Disbursed	80.80 %	79.95 %	20	84.68 %	22	26	
Leveraging Ratio for Rental Activities	5.07	2.22	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.03 %	71.59 %	20	80.76 %	41	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.16 %	69.92 %	9	68.18 %	74	69	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.41 %	80.12 %	23	80.32 %	14	15	
% of 0-30% AMI Renters to All Renters***	41.52 %	49.22 %	14	45.16 %	43	42	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.97 %	1	95.04 %	100	100	
Overall Ranking:			In State:	7 / 28	Nationally:		65 / 63
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$41,543	\$52,138		\$26,037	224 Units	63.50 %	
Homebuyer Unit	\$56,367	\$15,039		\$14,755	123 Units	34.80 %	
Homeowner-Rehab Unit	\$31,939	\$11,877		\$20,487	6 Units	1.70 %	
TBRA Unit	\$0	\$4,369		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westchester County NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$150,542	\$151,986	\$31,939
State:*	\$105,570	\$93,387	\$16,332
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.18

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	60.7	45.5	83.3	0.0
Black/African American:	21.9	30.9	0.0	0.0
Asian:	0.9	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.4	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	3.3	0.0	0.0

ETHNICITY:

Hispanic	16.1	20.3	16.7	0.0
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HOUSEHOLD SIZE:

1 Person:	61.6	13.8	83.3	0.0
2 Persons:	15.6	22.8	16.7	0.0
3 Persons:	10.3	30.1	0.0	0.0
4 Persons:	7.6	22.0	0.0	0.0
5 Persons:	4.0	6.5	0.0	0.0
6 Persons:	0.4	4.1	0.0	0.0
7 Persons:	0.4	0.0	0.0	0.0
8 or more Persons:	0.0	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	10.6	0.0	0.0
Elderly:	56.3	2.4	100.0	0.0
Related/Single Parent:	16.1	29.3	0.0	0.0
Related/Two Parent:	10.3	43.1	0.0	0.0
Other:	4.9	14.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	34.8	0.8 [#]
HOME TBRA:	0.0	
Other:	8.0	
No Assistance:	57.1	

of Section 504 Compliant Units / Completed Units Since 2001 65

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westchester County

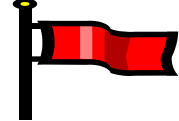
State: NY

Group Rank: 65
(Percentile)

State Rank: 7 / 28 PJs

Overall Rank: 63
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	91.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	81.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.41	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.93	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

